027.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	936,400 /	936,400
					USE VALUE:	936,400 /	936,400
					ASSESSED:	936,400 /	936,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84	-86	CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN LI
Owner 2:	HUA LEI
Owner 3:	
Street 1:	84 CLEVELAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHEN LI -
Owner 2:	-
Street 1:	84 CLEVELAND STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,534 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2948 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4534.000	491,600		444,800	936,400
Total Card	0.104	491,600		444,800	936,400
Total Parcel	0.104	491,600		444,800	936,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.64 | /Parcel: 317.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18787
GIS Ref:
GIS Ref:
Insp Date: 07/06/17

!2280!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	491,600	0	4,534.	444,800	936,400	936,400	Year End Roll	12/18/2019
2019	104	FV	377,100	0	4,534.	472,600	849,700	849,700	Year End Roll	1/3/2019
2018	104	FV	377,100	0	4,534.	344,700	721,800	721,800	Year End Roll	12/20/2017
2017	104	FV	376,200	0	4,534.	300,300	676,500	676,500	Year End Roll	1/3/2017
2016	104	FV	376,200	0	4,534.	255,800	632,000	632,000	Year End	1/4/2016
2015	104	FV	333,400	0	4,534.	250,200	583,600	583,600	Year End Roll	12/11/2014
2014	104	FV	333,400	0	4,534.	205,700	539,100	539,100	Year End Roll	12/16/2013
2013	104	FV	347,600	0	4,534.	195,700	543,300	543,300		12/13/2012

PRINT

Date	Time
12/10/20	17:43:56

LAST REV

Date	Time
11/08/18	15:14:26

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2280

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN LI	44156-424		11/23/2004	Family	1	No	No		
CHEN LI/HUA LEI	38814-503		4/15/2003	Family	99	No	No		
CHEN LI	33076-255		6/18/2001	Family	99	No	No	4	
GORDON DEBORAH	31967-36		10/27/2000		419,000	No	No	4	
GORDON DEBORAH	29186-501		10/5/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2018	1391	Siding	16,000	C				
5/6/1999	258	Wood Dec	2,500					ADD WDK
7/1/1996	296	Manual	4,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
1/17/2009	Meas/Inspect	372	PATRIOT
1/5/2001	MLS	HC	Helen Chinal
4/11/2000	Inspected	263	PATRIOT
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18787
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4534		Sq. Ft.	Site		0	80.	1.23	1									444,814						444,800	

Total AC/HA: 0.10409 | Total SF/SM: 4534 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 444,814 | Spl Credit | Total: 444,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00617361
Const Adj.:	0.99980003
Adj $ / SQ:	171.015
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712532
Depreciation:	220885
Depreciated Total:	491647

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

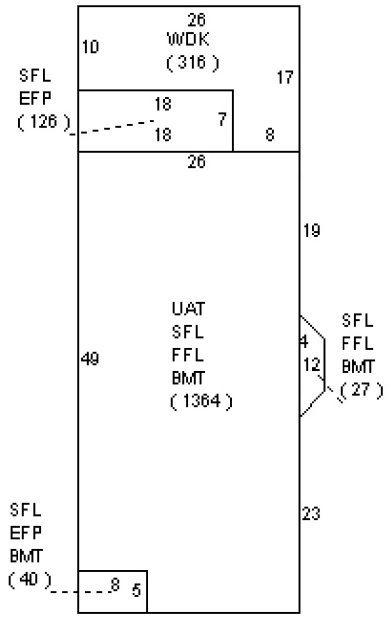
No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.02
Special Features:	0	Val/Su Net:	94.50
Final Total:	491600	Val/Su SzAd	166.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,557	171.020	266,271
BMT	Basement	1,431	51.300	73,417
FFL	First Floor	1,391	171.020	237,882
UAT	Upper Attic	341	68.410	23,326
WDK	Deck	316	9.160	2,895
EFP	Enclos Porch	166	43.620	7,240

Net Sketched Area:	5,202			Total:	611,031
Size Ad	2948	Gross Are	6225	FinArea	2948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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